041.0	0005	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	911,300 /	911,300
USE VALUE:	911,300 /	911,300
ASSESSED:	911,300 /	911,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIERNAN SHEILA A/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	85 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIERNAN SHEILA A -
Owner 2:	-
Street 1:	85 FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	463,200	4,100	444,000	911,300
Total Card	0.103	463,200	4,100	444,000	911,300
Total Parcel	0.103	463,200	4,100	444,000	911,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.73 | /Parcel: 412.73

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28516
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0005-0019.0

!3470!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,200	4100	4,500.	444,000	911,300		Year end	12/23/2021
2021	104	FV	442,400	4100	4,500.	444,000	890,500		Year End Roll	12/10/2020
2020	104	FV	442,500	4100	4,500.	444,000	890,600	890,600	Year End Roll	12/18/2019
2019	104	FV	344,400	4900	4,500.	471,800	821,100	821,100	Year End Roll	1/3/2019
2018	104	FV	344,400	4900	4,500.	344,100	693,400	693,400	Year End Roll	12/20/2017
2017	104	FV	323,200	4900	4,500.	299,700	627,800	627,800	Year End Roll	1/3/2017
2016	104	FV	323,200	4900	4,500.	255,300	583,400	583,400	Year End	1/4/2016
2015	104	FV	288,400	4900	4,500.	249,800	543,100	543,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:07:59

LAST REV

Date	Time
04/26/19	12:00:46
apro	

PAT ACCT. 3470

USER DEFINED

Prior Id # 1:	28516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIERNAN SHEILA	69243-188		5/5/2017	Convenience	1	No	No		
	15280-258		10/1/1983		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	163	PATRIOT
2/25/2000	Measured	264	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104 Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit	Total: 444,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	200.532
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629328
Depreciation:	166143
Depreciated Total:	463185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

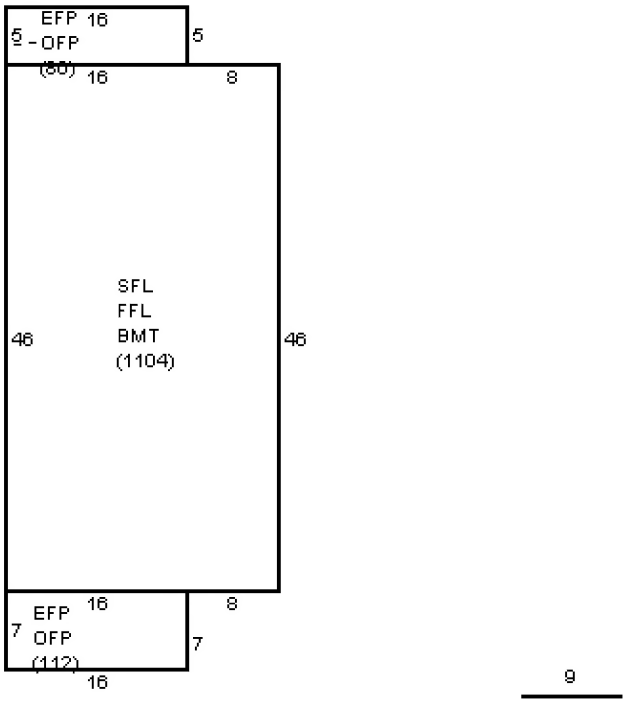
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	200.53
Special Features:	0	Val/Su Net:	125.32
Final Total:	463200	Val/Su SzAd	209.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	60.160	66,416
FFL	First Floor	1,104	200.530	221,387
SFL	Second Floor	1,104	200.530	221,387
EFP	Enclos Porch	192	40.980	7,869
OFP	Open Porch	192	24.840	4,769

Net Sketched Area:		3,696	Total:		521,828
Size Ad	2208	Gross Area	3696	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1923	21.58	T	50	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:	Total: 4,100

IMAGE

AssessPro Patriot Properties, Inc